

DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY DIVISION  
REHABILITATION SECTION  
900 SOUTH FREMONT AVENUE  
ALHAMBRA, CA 91803-1330  
(818) 458-3193

JOB ADDRESS: 101617 Greenville  
Lennox

THIS PROPERTY IS BEING  
INVESTIGATED TO DETERMINE  
SUBSTANDARD CONDITIONS.  
UNTIL A COPY OF OUR LETTER  
TO THE OWNER IS ATTACHED  
TO THIS CARD, DO NOT ISSUE  
ANY PERMITS (EXCEPT FOR  
DEMOLITION) WITHOUT FIRST  
CHECKING WITH THE  
UNDERSIGNED.

DATE: 11-8-07

INSPECTOR: 

(Valuation to be used when issuing Building  
Permit supplemental to Rehabilitation  
Permit: \$ \_\_\_\_\_)



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

BUILDING AND SAFETY DIVISION  
LOMITA/LENNOX OFFICE  
24320 S. NARBONNE AVE.  
LOMITA, CALIFORNIA 90717  
Telephone: 310-534-3760  
Fax: 310-530-5482  
<http://www.ladpw.org>

ADDRESS ALL CORRESPONDENCE TO:  
24320 S. NARBONNE AVE.  
LOMITA, CALIFORNIA 90717

IN REPLY PLEASE  
REFER TO FILE:

November 8, 2007

Onorio And Veronica Pacheco  
5871 Norwood Ave  
Riverside, CA 92505-0000

Dear Onorio And Veronica And Pacheco,

**10617 S GREVILLEA AV, LENNOX**  
**Assessor's ID#: 4036-021-016**

An inspection of the above-referenced subject property reveals that violations of the Los Angeles County Building Code (Title 26) exist as described on the attached Notice of Violation card.

Pursuant to Section 103.4 of Title 26, where property is determined to be in violation of any provision of Title 26, the Building Official may initiate proceedings to record a Notice of Violation against the subject property with the County Recorder's office.

Additionally, pursuant to Section 103.5 of Title 26, any persons that violate any provision of Title 26 shall be responsible for the costs of any and all code enforcement actions taken by the Building Official in response to such violations. Pursuant to Section 107.9 of Title 26, these costs may include (without limitation) the following:

- |    |   |                 |
|----|---|-----------------|
| 1. | For processing a 45-day notice pursuant to Section 103.4:                                   | <b>\$402.70</b> |
| 2. | For processing and recording a Notice of Violation pursuant to Section 103.4:               | <b>\$320.00</b> |
| 3. | For processing and recording a Rescission of Notice of Violation pursuant to Section 103.4: | <b>\$275.20</b> |

These fees are based on the current fee schedule and are subject to adjustment each fiscal year (July 1).

This notice is provided to allow you to abate (correct) the noted building code violations before the Building Official initiates proceedings to record a Notice of Violation and to avoid the assessment of any corresponding code enforcement fees to you.

If you have not complied with all orders by **November 23, 2007**, to commence and bring the subject property into code compliance, the Building Official will initiate proceedings to record a notice of violation and assess any corresponding code enforcement fees to you. Please be advised that, as part of the permit process, you may need to submit building plans for review and approval by the Building Official.

Any further information may be obtained by contacting the undersigned at 310-534-3760.

Very truly yours,

RAJESH PATEL  
Superintendent of Building

SCOTT LAU  
Contract Building Inspector

Date Posted

11-8-07

By





DONALD L. WOLFE, Director

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## NOTICE OF VIOLATION

November 16, 2007

SUBJECT: **10617 S GREVILLEA AV, LENNOX**

OWNER: Onorio And Veronica Pacheco  
PROPERTY: **5871 Norwood Ave, Riverside, CA 92505-0000**

THE WORK PERFORMED IS IN VIOLATION OF THE ORDINANCE (S) INDICATED BELOW:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Building Code | <input checked="" type="checkbox"/> Plumbing Code   |
| <input type="checkbox"/> Mechanical Code          | <input checked="" type="checkbox"/> Electrical Code |
| <input type="checkbox"/> Grading Code             | <input type="checkbox"/> Zoning Code                |

### DESCRIPTIONS

1. Section 106.1 Additions and alterations to the dwelling without the benefit of permit or inspection.
2. Section 106.1 Structure built without the benefit of permit or inspection.
3. Section 106.1 Additions and alterations to the structure without the benefit of permit or inspection.
4. Section 104.2.5 Occupancy and use of the garage for dwelling purposes.
5. Section 2701 Electrical wiring installed without the benefit of permit or inspection.
6. Section 2901 Plumbing installed without the benefit of permit or inspection.

### STOP ALL WORK

- ☐ Submit plans for the cited work within 10 days to the office listed above and apply for a plan check for the required permit(s).
- ☒ Obtain permit(s) within 10 days office listed above for the cited work.
- ☐ A referral has been made to the Enforcement Section of the Department of Regional Planning.
- ☒ A referral may be made to the District Attorney's Office for Criminal Prosecution.

Issued By: Scott Lau

Phone: 310-534-3760





DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

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IN REPLY PLEASE  
REFER TO FILE:

### **INFORMAL NOTICE** **SUBSTANDARD CONDITIONS**

November 8, 2007

Onorio And Veronica Pacheco  
10617 Grevillea Ave  
Lennox, CA 90304-0000

Property Address: **10617 S GREVILLEA AV, LENNOX**  
AIN: **4036-021-016**

The following substandard property or substandard building(s) or both were observed on this property:

- Broken or discarded household furniture or household equipment or both in yard areas for unreasonable periods.
- Miscellaneous articles of personal property about the premises.
- Trash, junk, and debris about the premises.
- Garbage cans stored in the front or side yards and visible from a public street.

This "INFORMAL NOTICE" is provided to allow you to abate (correct) the noted substandard conditions by **November 23, 2007**. When you ***have abated*** (corrected) the substandard conditions, please contact your inspector so the work done may be inspected and the Code enforcement action closed by the deadline date.

If the substandard conditions are ***not abated***, the Department of Public Works will initiate formal Code enforcement action and you will receive a bill in the amount of **\$415.80** for the County's cost to conduct investigation and processing. If the bill is not paid, all of this agency's actual cost, plus an additional **\$201.20**, shall be placed as a special assessment on the tax bill pursuant to Section 25845 of the Government Code.

**It is in your financial interest to correct the violations as soon as possible. Any further information may be obtained by contacting the undersigned.**

Scott Lau  
Contract Building Inspector  
310-534-3760

Date Posted 11-8-07 By 

